

Braintree Community Preservation Committee
Minutes
September 16, 2019
Johnson Chambers – Town Hall

Present: Dr. Peter Kurzberg, Chair Diane Francis Marta Googins
Mark Preziosi V-Chair Ronald F. Frazier Darryl Mikami
Maria Bonfiglioli

Also Present: Derek Manning, CPC Manager
Christine Stickney, Director PCD

The Chairman convened the meeting at 5:00 PM with a roll call vote of all members present - unanimous.

New Business: *CPC Application Winfield Adams Ball Field Restoration* – Nelson Chin, Director of Recreation, Community Events, Grounds & Cemetery and Derek Manning presented the application to the CPC. Also present for the discussion was Jim Joyce of Bandit Baseball. The request is for materials and the DPW would perform the labor for the project. Nelson Chin explained the different fields and where the kids play now – this would be a (50/70) transition baseball field for youth between the ages of 11-13. There is currently a lack for this type of field, previously tried at Watson Park it didn't work out. Bandit Baseball and Braintree Blues coach this age group and do it in different areas around town. Nelson acknowledges this location has no parking and since the sidewalk has been installed cars on the street can't park on the roadway shoulder. Discussion on where parents and other spectators would park and the potential impact to the neighborhood were discussed. Marta Googins asked since a 3 acre site could some parking be created? It is also has a playground and basketball court on the site no ability for parking to be created. Maria Bonfiglioli commented it is has a fence around the whole perimeter but suggested the abutting commercial building on Adams Street would allow people to park in their lot. Darryl Mikami expressed concerns with the application and the use by for profit entities. Nelson commented that although they maybe for profit they give so much back to the town through services and assistance – he cited examples. Jim Joyce from Bandit Baseball and also the high school JV Coach was present and explained his mission to keep kids interested in Baseball between levels otherwise they lose interest before high school leagues. Marta Googins likes the application but is concerned with the parking – she questioned if the field would be lighted and Nelson responded no lights for night play it would be daytime and on the weekends including Sundays. Diane Francis asked how many cars could be expected to be parked and Jim Joyce responded 25-28 players they are dropped off and if parents stayed it would be 15-20 cars. Dr. Kurzberg asked if any public teams would be utilizing the fields and what is your season – Jim Joyce answered they would work with recreation to involve all and the season is usually second week of April through June. Members discussed how the fields are used and Nelson explained how an organized game with a team makes reservation and what the cost is to use in comparison to a neighborhood pick-up game can occur whenever. Dr. Kurzberg commenting on the parking asked if we (the Town) have any other locations that may

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be better suited for this and the applicants felt no. Nelson Chin also commented that on the weekends perhaps the Merry Deb private parking lot could be used for game parking. Marta Googins **MOTION** in accordance with the provisions of Chap. 44B of the General Laws, the Community Preservation Committee recommends the appropriation of \$21,500.00 from the Unreserved Fund for the Winfield Adams Playground Baseball Field Renovation Project located at the corner of Adams and Commercial Streets (Map 3013 Plot 53). Said funds are to be expended under the direction of the Director of Recreation, Community Events, Grounds & Cemetery, seconded by Ronald F. Frazier – unanimously voted (7:0). Dr. Kurzberg asked after the vote when the CPC can expect the work would be accomplished spring of 2020 or later and Nelson said he would have to consult with DPW.

Old Business: *Continued discussion on Application Daughraty Gym Exterior Courts (Tennis/Pickle ball Courts) with Jan Barris and Nelson Chin.* Christine noted that per the CPC request that she contacted Jim Arsenault, DPW Director to attend with Nelson Chin. On last Friday Jim Arsenault emailed and said his mother in law had passed and wasn't sure he could attend and she assumed this is why he isn't present tonight. Jan Barris asked to make a few comments. She had gone to Lorraine See, procurement and contract office because it had been suggested she could put the bids on the work but Jan was later notified by Lorraine that she couldn't because there is no appropriation and she would like that appropriation tonight. Christine explained that Lorraine is correct, the CPC make a recommendation for funding to the Town Council and then they in turn hold a public hearing and appropriate, the Mayor signs and then the funding is available. Lorraine cannot advertise for bids until there is an appropriation and Jan responded she felt this was backwards. Dr. Kurzberg said that in any case the DPW Director is not here and the questions the committee had cannot be answered first to move to the appropriation and that we will need to continue until next meeting. Jan expressed her frustration with submitting the application in June and it is now September. Marta Googins asked Jan about 74 Pond Street and the proposal she heard to use the gym in that building or using the courts outside. Discussion turned to what the administration is doing to the building and the Special Permit they just received to locate recreation offices and catering service but the permit did not include the gym. Jan noted that she has also tried to contact the Joe Reynolds with no success. Jan noted that even as of today the existing courts have cracked with the recent sealing and only brand new courts are the answer. Darryl Mikami asked based on other town's info in the application, that the Town of Dennis had "friends of pickle ball" that assumed the maintenance after they did new courts and did Jan's group had similar organization? Jan responded no and explained what the members pay now to use the courts both inside and out. Members discussed other potential locations and each appeared to have issues with availability. Dr. Kurzberg asked her when the season ends. She responds they go indoors after 10/31. Dr. Kurzberg said that it needs to be put over to answer the committee's questions and Mark Preziosi concurred. Ronald Frazier **MOTION** to table discussion on the pickle ball application until 10/21/19 for the DPW Superintendent to attend, seconded by Diane Francis – vote (6:1 M. Googins against). Jan Barris asked that Christine notify her the day of the

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meeting that everyone will be present at the meeting that night so this they don't end up coming and having the same thing happen.

Project Updates: *Armstrong Dam Public Access project* – Christine reported Kelly Phelan in our office has been the lead on this and obtaining grants, the Dam project is being worked through first and expect shortly the public access will begin being designed. *Middle Street Open Space* – again Kelly has been working on this – a trail designer is under contract and trails will be designed soon – PCD waiting on DPW/Engineering as to the parking lot and moving forward. *Daughraty Gym* – Derek reported that the boiler died last spring and the designer has been asked to look at as a priority by facilities – Dr. Kurzberg asked about the team and was informed that there is the prime designer, mechanical and exterior envelope specialists. He asked about when the study will be completed.

Jim Arsenault arrived at the meeting (6:05PM) he apologized for lateness death in his family – the CPC told him the pickle ball matter was put over to next month and he left.

Morrison School- Derek reported on the filings before the Conservation Commission and Planning Board moving forward – Dr. Kurzberg asked if next spring would be a reality and Derek said possibly. *Elm Street Cemetery* – the contract has been signed and an amendment was needed for the consultants to oversee the work – Ronald F. Frazier asked when will the work be completed and Derek responded it could be done by the end of this calendar year. *Gallivan House* – Bob Harris finished the restriction it has been signed by all including MA Historical and we are waiting for the proof of recording. Once received we can process the release of the remaining funds \$1,900 and a check cut to the Braintree Historical Society per the original appropriation. Dr. Kurzberg asked if a vote was needed and Christine noted members of the original appropriation had conditioned it then and agreed once done it could be released. She will inform accounting. *Conservation Restriction* – we are still waiting on the legal department.

Administrative: Christine reported that the C3 report has been done – it is primarily a data base for the DOR and coalition on how annually we appropriated CPA funds. Ronald F. Frazier suggested that we should have a press release on the projects. Members briefly reviewed the financial statements emailed to them from the Town Accountant. Ronald F. Frazier and Maria Bonfiglioli had not read the minutes – they were tabled until the next meeting.

Diane Francis **MOTION** to adjourn the meeting, seconded by Ronald F. Frazier – unanimously voted. Meeting adjourned at 6:20 PM

Respectfully submitted,

Christine Stickney, Director of Planning and Community Development